

November 16, 2004

Mayor Seng and City Council  
City of Lincoln  
City County Building  
Lincoln, NE

Mayor Seng and Members of the City Council:

An investigation has been made regarding the application of Pinelake LLC d.b.a The C-Station, 1401 Pine Lake Road requesting that Jeffre Mann be approved as the manager of the class D liquor license.

Background information on the applicant is as follows:

Jeffre Mann was born in Lincoln, Nebraska. He attended Southeast High School graduating in 1985. Mr. Mann has been the Vice President of Mann Customs Inc. since 1985.

If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.



THOMAS K. CASADY, Chief of Police



A nationally accredited law enforcement agency



Liquor License Investigation

Business (DBA) The C-STATION

☒ Manager      Owner      Other \_\_\_\_\_

Name: Jeffrey Mann

US Citizen ?      ☒ Yes      No

Has applicant ever been cited for liquor law violations ?      ☒ No      Yes  
Explain \_\_\_\_\_

Does applicant have an interest in another liquor license ?      No      ☒ Yes  
Explain other C-STORES

Is spouse qualified to hold a license ?      Yes      No      ☒ N/A

How is applicant if not an owner to be paid ?      ☒ Salary      Hourly

How many hours will applicant be at the establishment ?      20+

Any other employment ?      No      ☒ Yes, explain Mann Const.

Any previous experience with a liquor license ?      ☒ Yes      No

Any criminal convictions ?      ☒ No      Yes

Comments \_\_\_\_\_

Is applicant a property owner in Lincoln ?      ☒ Yes      No

Is applicant involved in any civil litigation ?      No      ☒ Yes  
Comments - Home Building - Lease Dispute

☒ Photo      ☒ Records Check      ☒ References

Comments \_\_\_\_\_

Interview Date 11 / 16 / 04

# STATE OF NEBRASKA



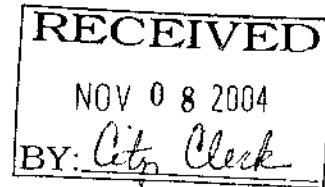
Mike Johanns  
Governor

November 4, 2004

NEBRASKA LIQUOR CONTROL COMMISSION  
Robert B. Rupe  
Executive Director

301 Centennial Mall South, 5th Floor  
P.O. Box 95046  
Lincoln, Nebraska 68509-5046  
Phone (402) 471-2571  
Fax (402) 471 2814  
TRS USER 800 833-7352 (TTY)  
web address: <http://www.nol.org/home/NLCC/>

City Clerk of Lincoln  
City/County Building  
555 S 10 Street  
Lincoln, NE 68508



RE: Manager Application Submittal

Dear Sir/Madam:

The corporation Pinelake II LLC DBA The C-Station has submitted the enclosed Application for Corporate Manager. The establishment has the following liquor license(s) Class D #56231 and is located at 1401 Pine Lake Road, Lincoln, NE 68516 (Lancaster County). The applicant's name is Mann, Jeffre J.

Please present this application to your City/County Council and return the results of the action taken to our office. If you have any questions or comments, please give me a call at (402) 471-4881.

Sincerely,

A handwritten signature in cursive script that reads "Jackie B. Matulka".

Jackie B. Matulka  
Licensing Division

Enclosure

Rhonda R. Flower  
Commissioner

Bob Logsdon  
Chairman

R.L. (Dick) Coyne  
Commissioner

An Equal Opportunity/Affirmative Action Employer

Printed with soy ink on recycled paper

# Application for Corporate Manager

\*Must Be A Nebraska Resident\*

Please submit in Triplicate

Return to: Nebraska Liquor Control Commission, PO Box 95046

301 Centennial Mall So., Lincoln NE 68509

Phone: (402) 471-2571 Fax: (402) 471-2814 Web address: <http://www.nol.org/home/NLCC/>

# RECEIVED

NOV - 3 2004

## LIQUOR LICENSE INFORMATION

NEBRASKA LIQUOR  
CONTROL COMMISSION

NAME OF LICENSED CORPORATION

PineLake II LLC

CLASS & LICENSE NUMBER

D-56231

TRADE NAME OF LICENSED PREMISE

The C-Station

STREET ADDRESS OF LICENSED PREMISE

1401 Pine Lake Road

CITY

Lincoln

COUNTY

Lancaster

ZIP CODE

68512

On behalf of the corporation, I designate this individual as corporate manager.

Signature of Corporate President/CEO

*Jeff Mann*

68512  
in database

## APPLICANT INFORMATION (MUST BE 21 OR OVER)

NAME (LAST, FIRST, MIDDLE, MAIDEN)

Mann, Jeffre, J.

SEX

F ☒ M

SOCIAL SECURITY NUMBER

DATE OF BIRTH

PLACE OF BIRTH

Lincoln, NE

HOME STREET ADDRESS

1950 Southern Light Drive

CITY

Lincoln

COUNTY

Lancaster

STATE

NE

ZIP CODE

68512

HOME TELEPHONE NUMBER

(402) 328-9127

BUSINESS TELEPHONE NUMBER

(402) 423-5386

DRIVERS LICENSE NUMBER & STATE

NE

## SPOUSE'S INFORMATION (IF NOT MARRIED INDICATE)

FULL NAME (LAST, FIRST, MIDDLE, MAIDEN)

Mann, Christine, M. (Davis)

SOCIAL SECURITY NUMBER

DRIVERS LICENSE NUMBER  
& STATE

NE

DATE OF BIRTH:

PLACE OF BIRTH Lincoln, Nebraska

1. **READ CAREFULLY.** Answer completely and accurately.

Has anyone who is a party to this application, or their spouse, ever been convicted of or plead guilty to any criminal charge. Criminal charge means any charge alleging a felony or misdemeanor violation of a federal or state law, or a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

☒ Yes ☐ No

See original Report from Office of the Sheriff  
of Lancaster County dated 11-21-02.

see attached

2. Have you or your spouse ever made application for any liquor license or manager for any liquor license? **IF YES**, for what premise give license number and date.

☒ YES ☐ NO

mma Properties LLC - dba The C-Station  
8805 Highway 6  
Lancaster County, NE

B-57738 - November 2002

3. Have you or your spouse ever made a compromise settlement for violation of such laws?

☐ YES ☒ NO

4. Do you, as a manager, have all the qualifications required by any person entitled to hold a Nebraska Liquor License?  
Nebraska Liquor Control Act (§53-131.01)

☒ YES ☐ NO

5. Have you filed fingerprint cards and **PROPER FEES** (if check, make out to the NE State Patrol), with this application?

☒ YES ☐ NO

11-6-02 prints on file

**RESIDENCES FOR THE PAST 10 YEARS. APPLICANT AND SPOUSE MUST COMPLETE**

APPLICANT: CITY & STATE	YEAR FROM TO	SPOUSE: CITY & STATE	YEAR FROM TO
1950 Southern Light Dr. / NE Lincoln 68512	2003 Current	Same as Applicant	
6000 Berkeley Dr. / NE Lincoln 68512	1998 2003	Same as Applicant	
4025 Sheridan Blvd / NE Lincoln 68506	1989 1998	Same as Applicant	

**EMPLOYERS - LIST LAST TWO EMPLOYERS**

YEAR FROM TO	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
1987 Current	Mann Customs, Inc. (no other employers)	Donn R. Mann	(402) 423-5386

**PERSONAL OATH AND CONSENT OF INVESTIGATION - MUST BE SIGNED BY APPLICANT & SPOUSE**

STATE OF NEBRASKA )

) SS

COUNTY OF Lancaster

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application, that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec. §53-131.01) Nebraska Liquor Control Act.

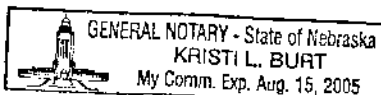
The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, an affidavit of non participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete and inaccurate.

Signature of Applicant

Subscribed in my presence and sworn to before me this 1st  
day of November 2004

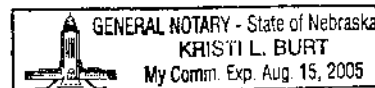
Notary Signature & Seal



Signature of Spouse (if applicable)

Subscribed in my presence and sworn to before me this 1st  
day of November 2004

Notary Signature & Seal



NEBRASKA LIQUOR CONTROL COMMISSION  
AFFIDAVIT OF NON PARTICIPATION

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NOV - 3 2004

NEBRASKA LIQUOR  
CONTROL COMMISSION

The undersigned individual acknowledges that he/she will have no interest, directly or indirectly, in the operation or profit of the business, as prescribed in Section §53-125(13) of the Liquor Control Act. Such individual shall not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent themselves as owner or in any way participate in the day to day operations in any capacity. Undersigned will also be waived of filing fingerprint cards, however, has disclosed any violation(s) on application.

*Christine M. Mann*

Signature of Spouse

SUBSCRIBED in my presence and sworn to before me this 1<sup>st</sup> day of

November, 2004.



*Kristi L. Burt*

Signature of Notary Public

The licensee/applicant understands that he/she is responsible for compliance with the conditions set out above, and that if such terms are violated, the Commission may cancel or revoke the license.

*Jeffrey J. Mann*

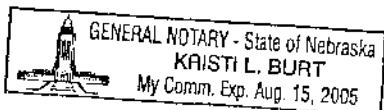
Signature of Licensee/Applicant

JEFFRE J. MANN

Print Name of Licensee/Applicant

SUBSCRIBED in my presence and sworn to before me this 1<sup>st</sup> day of

November, 2004.



*Kristi L. Burt*

Signature of Notary Public

FORM 35-4178  
REV 2/01

printed on recycled paper

# Office of the Sheriff Lancaster County

Terry T. Wagner  
Sheriff

William E. Jarrett  
Chief Deputy

575 S. 10th Street, Lincoln, Nebraska 68508-2869  
Phone (402) 441-6500 Fax (402) 441-3865



November 21, 2002

RECEIVED

FILED

NOV 25 2002

NOV - 3 2004

LANCASTER COUNTY CLERK

NEBRASKA LIQUOR  
CONTROL COMMISSION

Ms. Susan Starcher  
Lancaster County Clerk's Office  
County-City Building  
Lincoln, Ne 68508

Dear Ms. Starcher,

Re: Corporate Manager Application and Liquor License Application

This letter is regarding an application for a Corporate Manager from Jeffre J. Mann and a Class B (Beer Off Sale Only) Liquor License for MMG Properties, LLC d.b.a. the C-Station #103 located at 8805 Highway 6, Lancaster County, Nebraska.

In examining the application submitted, **Jeffre J. Mann** has one criminal conviction in Lancaster County for insufficient number/no life preservers in 1987 by the Nebraska Game and Parks. He also has traffic convictions in Lancaster County for speeding in 1995 and following to close in 1983 by the Lincoln Police Department.

**Christine M. (Davis) Mann** has no criminal arrests in Lancaster County. She does have traffic convictions in Lancaster County from the Lincoln Police Department for speeding in 1995, speeding in 1994, improper registration on motor vehicle in 1992, speeding in 1990 and speeding in 1989.

**Donn R. Mann** has no criminal arrests in Lancaster County. He does have traffic convictions in Lancaster County for speeding in 1996 by the Lincoln Police Department, speeding in 1990 by the Lincoln Police Department, no valid registration and failure to yield right of way in 1988 by the Nebraska State Patrol.

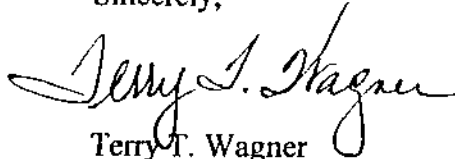
**Catherine C. (Clifford) Mann** has no criminal convictions in Lancaster County. She does have traffic convictions in Lancaster County from the Lincoln Police Department for speeding and driving without proper license in 1990, fail to obey a traffic control device in 1987, speeding and driving without proper license in 1986.

**Jonathan P. Griusted** has no criminal or traffic convictions in Lancaster County.

**Kimberly A. (Mann) (Evans) Grinsted** has no criminal or traffic convictions in Lancaster County.

The Lancaster County Sheriff's Office has found no statutory reason to recommend denial of this application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Terry T. Wagner".

Terry T. Wagner  
Lancaster County Sheriff

**RECEIVED**  
NOV - 8 2007  
NEBRASKA LIQUOR  
CONTROL COMMISSION